

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Community Development Department

BLDG PERMIT NO. _____

Building Address 2930 F 1/4 ROAD
 Parcel No. 2943-053-77-014
 Subdivision TORREST ESTATES
 Filing 1 Block 1 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Sq. Ft. of Lot / Parcel 74809
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name MAX SWEDDON
 Address 2452 HOMERANCH CT.
 City / State / Zip GJ / CO / 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SWEDDON CONSTRUCTION INC.
 Address _____
 City / State / Zip _____
 Telephone 970-201-9098

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: SINGLE FAMILY RESIDENTIAL

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval W
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9/2/05
 Department Approval [Signature] Date 9/29/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18446
 Utility Accounting [Signature] Date 9/29/05

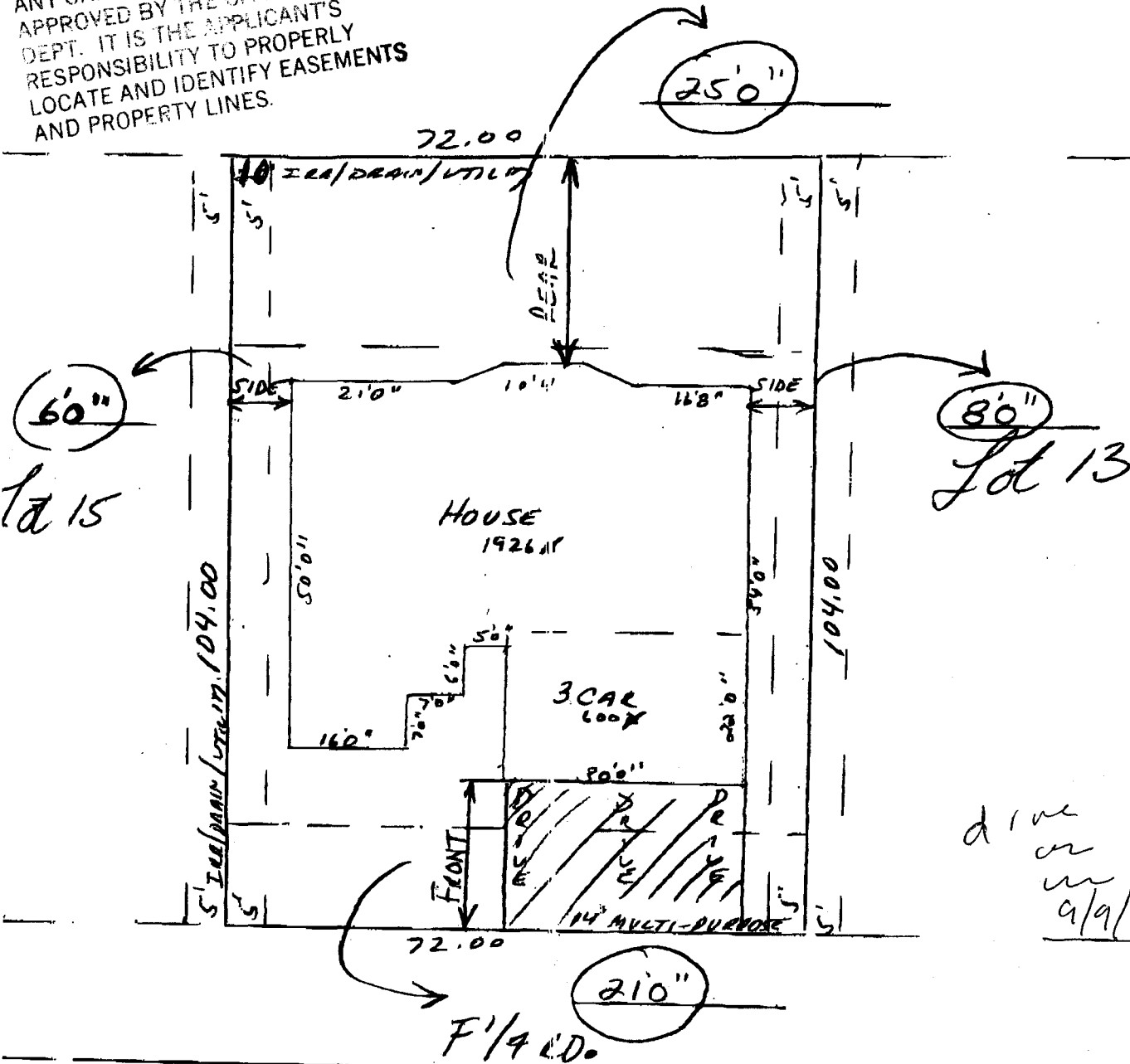
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2930 F 1/4 ROAD - LOT (14) - FORREST ESTATES SUBDIVISION

SITE/PLOT PLAN - DOUGLAS MODEL - SCALE (20)

ACCEPTED *9/29/05*
Clay Hall
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

N ↑



drive on 9/9/05

Lester Czerwonka 9-2-05.
 Lester Czerwonka Date
 Buyer
Emily Czerwonka 9-2-05
 Emily Czerwonka Date
 Buyer

[Signature] 9-6-05
 Sneddon Construction, Inc. Date
 Max F. Sneddon, Seller/Builder